

Coldwell Banker Commercial NRT

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Office Property For Sale

New Professional Office Condos

1607 E. Main St., Saint Charles, IL 60174



Price:	\$147,600 - \$369,900
Building Size:	17,000 SF
Unit Size:	1,476 - 3,699 SF
Property Type:	Office
Property Sub-type:	Office Condo
Additional Sub-types:	Institutional/ Governmental Medical Office Office-Business Park
Property Use Type:	Investment
Occupancy:	0%
No. Stories:	2
Building Class:	B
Year Built:	2006

Last Updated today
Listing ID 18228359

5 Units Available

Unit A

Price:	\$266,420
Unit Size:	1,903 SF
Price/SF:	\$140
APN / Parcel ID:	09 26 328 056

Finished office condo with private front entrance. Unit A is tastefully finished to include 4 private offices, a conference room, a kitchenette, and 2 washrooms. 200 AMP power. Dedicated HVAC unit.

Unit B

Price:	\$147,600
Unit Size:	1,476 SF
Price/SF:	\$100
APN / Parcel ID:	09 26 328 057

Unfinished shell with improvements described in "Description"

Unit C

Price:	\$179,600
Unit Size:	1,796 SF
Price/SF:	

		\$100
	APN / Parcel ID:	09 26 328 058
	Unfinished shell with improvements described in "Description."	
Unit D	Price:	\$190,300
	Unit Size:	1,903 SF
	Price/SF:	\$100
	APN / Parcel ID:	09 26 328 059
	Unfinished shell with improvements described in "Description."	
Unit C-D	Price:	\$369,900
	Unit Size:	3,699 SF
	Price/SF:	\$100
	APN / Parcel ID:	09 26 328 058/059
	Unfinished shell combo of units C and D. Improvements described in "Description."	

Highlights

- IL Dept of Transportation Average Daily Traffic Count on Rt 64 Appx 32,800 Vehicles
- Access from Rt 64 / Tyler Rd.
- Ample Parking in Large, Private Lot. Appx 69 Striped Spaces.
- Professional Atmosphere
- BC Community Business Zoning

Description

New business/medical office condo units located in the Tyler & Rt 64 Business Park on the east side of St. Charles, IL along the East Main St Retail Corridor. Each shell is framed and rough plumbed for 2 washrooms.

Additional "shell" improvements to include "ready-to-prime and paint" unit demising walls, a dedicated HVAC unit and condenser, a ceiling-height sprinkler system, emergency lighting and exit signage, 200AMP 3 Ph power, and a concrete slab floor.

Separate storage/flex rooms available for sale or lease.

Located on the south-west quadrant of Rt 64 and Tyler on the east side of St. Charles along the East Main St Retail Corridor.

Additional Photos



Unit A Private Entrance



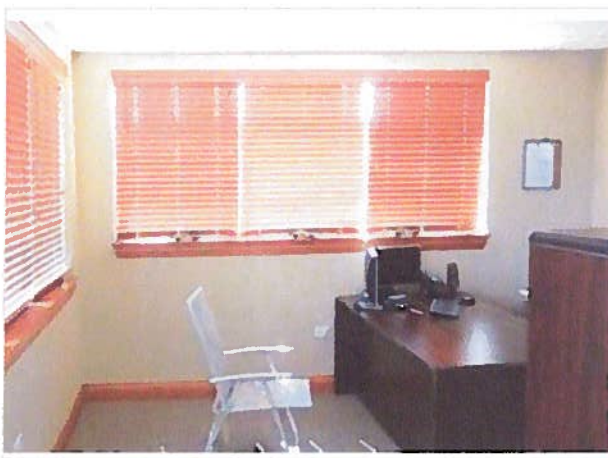
Unit A Finished Office



Unit A Kitchenette



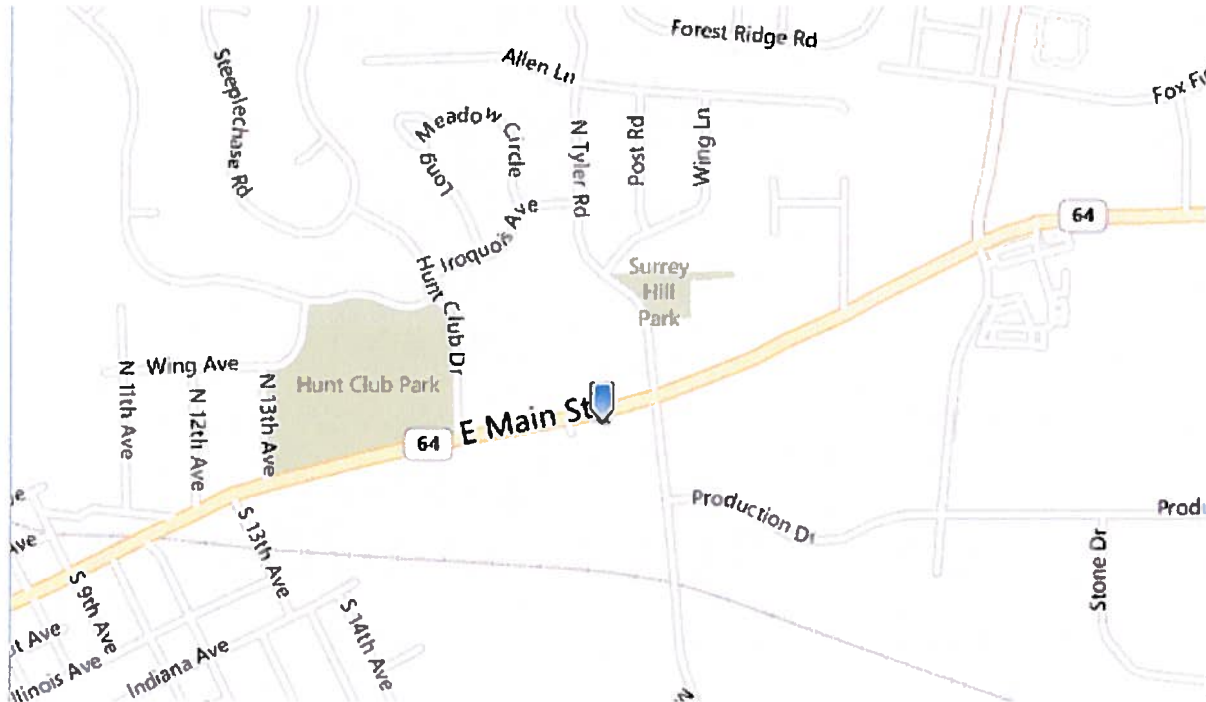
New Professional Office Condos

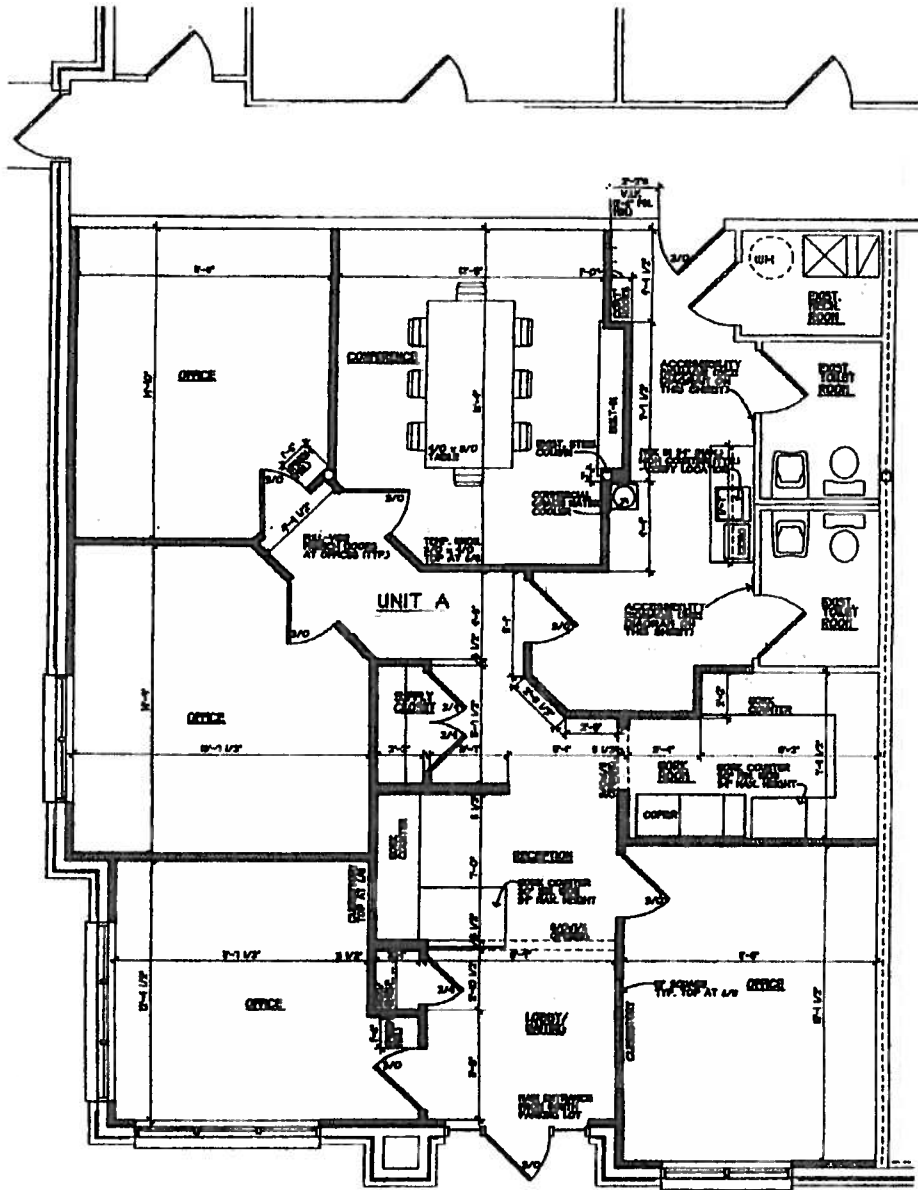


Unit A Front Office

Created 6/20/2013

Map of 1607 E. Main St., Saint Charles, IL 60174 (Kane County)

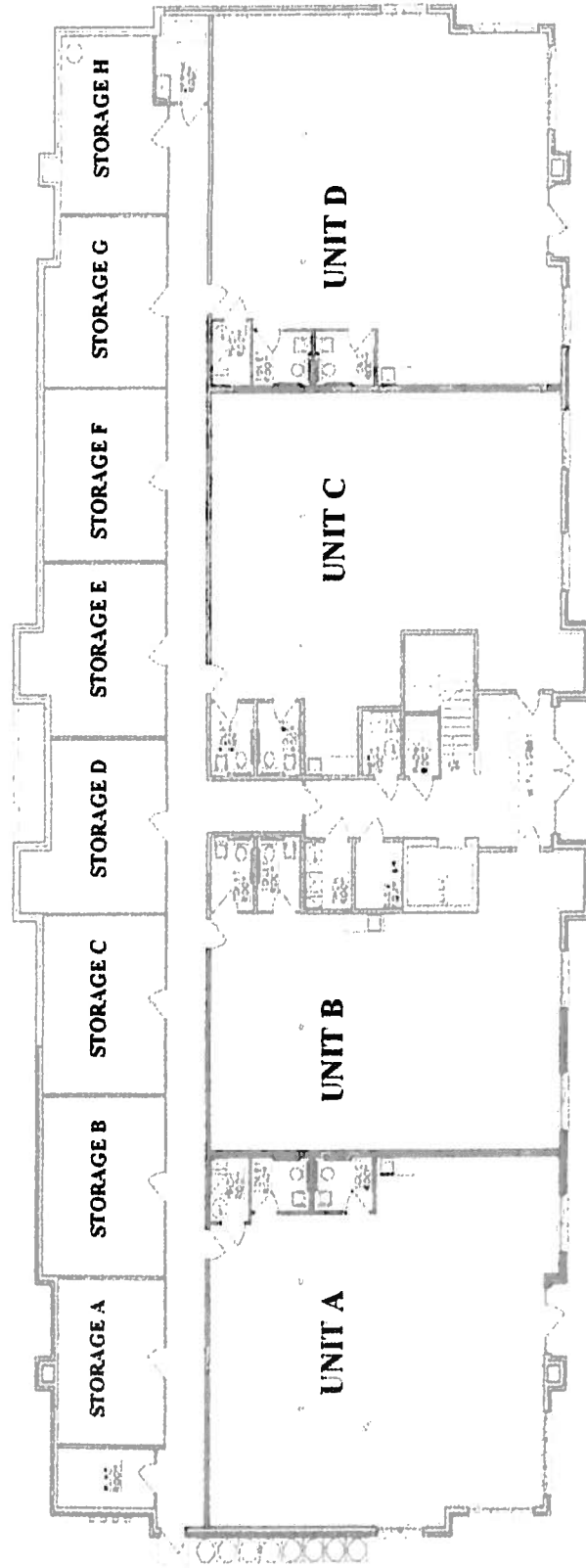




MODEL BUILD-OUT PLAN 'UNIT A'

SCALE: 1/4" = 1'-0"





TYLER & 64 BUSINESS PARK



1607 E. Main St.

St. Charles



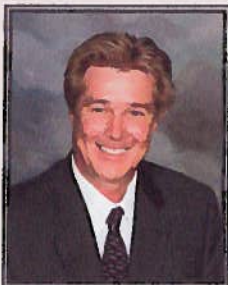
Great Location on Main St.(Rt 64) East Side of St. Charles



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